

OUR NEIGHBORHOOD SAFETY IS AT RISK

BANTRY, TARA, BLACKTHORN NEIGHBORHOOD

THE PARK CENTRAL 40B PROJECT:

Capital Group Properties is planning to build a 180 Unit 40B Condominium Project on 13 acres of the recently purchased 110 acre parcel adjacent to our neighborhood and is planning to access this enormous development through two entry/exit points in this neighborhood. One entry will be at the Bantry Road cul-de-sac (where our tag sale is being held) and one at the top of Tara Road around the corner...

The majority of this traffic will be routed through the Bantry/Tara/Blackthorn neighborhood all feeding onto Flagg road (numbers below). With narrow streets, numerous blind turns and driveways and steep grade, these roads are not adequately designed to handle an increase in traffic of this magnitude and **create a significant safety risk for the residence of this area.**

By the numbers:

- Madison Place is 140 Units now, Park Central is **28.5% larger**
- Current cars in Bantry/Tara/Blackthorn = 45 houses X 2 cars = **90 Cars**
- Park Central will add 180 units X 1.75 cars = **315 Cars = 350% more Cars**

Quoted from the developers' traffic study on www.southboroughtown.com:

"With the majority of new site traffic oriented towards Route 9, the larger volume increases will occur on the short section of Flagg Road between Route 9 and the site drive. Without any improvements to Route 9, there would also be some increase in vehicle delay to motorists exiting Flagg Road onto Route 9 with the right turn movement remaining at LOS 'E' or 'F' during the peak hours. **However, existing or future Flagg Road residents can use Flagg Road to reach the center of Town, the schools, and Route 85 instead of using Route 9 during the peak hours** and thus not add to or be further delayed at the Route 9 intersection."

Please review the town website for more details on this project – www.southboroughtown.com

All proceeds from this neighborhood event will be used to fund the legal effort to keep this corner of Southborough safe for our children.